

**Seascape at Grand Beach Condominium Association
Board of Directors Meeting
6-19-20**

Board of Directors present: Ron Jobel, Cheryl Pinard, Richard Gruslin, John Bouchard, and Lynda Bond. Al Kalil, and Jansen String were absent.
Dirigo Management representative Al Baron was present
The meeting was held via Zoom due to COVID19.

MINUTES

The minutes for the 5-15-20 Board meeting were accepted with the addition that the propane price is locked in at \$1.085.

OLD BUSINESS

Water Leak in 7C

Present options were discussed including the expense of additional advanced water testing of the building, cutting a hole in the wall, and water resistant drywall.
The Board is waiting for further information from the owners and the engineer, Joe Leasure.

Repairs of the Exterior of the Building

6B railing repairs are pending.
6A ceiling and 4B balcony repairs are pending.
Masonry Tech will complete a full inspection of the caulking of the building in 2021.

Parking Lot

Repair of the parking lot was discussed. Al Baron will get an estimates for the repairs and an estimate for the full repaving of the entire parking lot. The repaving of the entire parking lot is a 5 year capital improvement but there is concern that improvement will be needed prior to that date.

Parking

A towing policy notification will be placed in the elevator and the parking area. The overflow parking area already has one posted.

Garage

Inspection of the garage for the recommended placement of the emergency lighting is pending.

Elevator Floor

Tile samples have been obtained. This project cannot be started until the end of the summer.

COVID19

Most people are wearing masks in the common areas.
The doorway to the front stairway will be fitted with the master key to allow use of the stairway if people decide not to use the elevator.

Pool Area

Pool opening was discussed. The State recommendations are not clear. The Board has decided that the pool will reopen 7-1-20. The kitchen will be closed. The chairs and tables will

be removed. The bathroom will remain open. Increased ventilation will be by room fan and open bottom windows.

Heating of Common Areas

The Board is waiting for the recommendations from Johnson and Jordan's engineer for a new heating system. A thermostat on the eighth floor is not recommended since the heat is forced from the top down. The top floor heats up first causing the thermostat to shut off which results in colder temperatures on the lower floors.

Annual Meeting

Confirmed attendance and proxies were discussed.
Jansen String's Director position is for one year and will need to be voted on.

Internet and Cable

Expensing in the Budget for building wide internet and cable was discussed. Al Baron will investigate the best method for each unit owner to be charged.

Security Deposits

Al Baron will investigate the reimbursement of the \$500 security deposits.

NEW BUSINESS

Snow removal

Snow blowing the garage doors is necessary for safety.

Lawn Maintenance

The sprinkler timers are presently set for every other day. Due to the dry weather, Al Baron will request that the timers are set to daily.
Al Baron will confirm that the lawn has been fertilized.

Units for Sale

4B, 4F, 6B, and 7A are for sale.

Balcony Noise

The Board has had a request for owners to minimize objects on balconies in the winter that could create excessive noise during bad weather.

FINANCIALS

Treasurer Cheryl Pinard reviewed the financials.

NEXT MEETING

7-2-20 at 11:00 am by Zoom due to COVID19

Board of Directors Addendum Meeting 6-23-20

Board of Directors present Ron Jobel, Al Kalil, Cheryl Pinard, Lynda Bond. John Bouchard, Jansen String, and Richard Gruslin were absent.
The meeting was held by Zoom due to COVID19.

OLD BUSINESS

Water Leak in 7C

The meeting with the owners and the engineer, Joe Leasure has been scheduled for 6-24-20. The Board gives authorization for the initial meeting to review the current access panel location and determine if additional access will be needed. Lynda Bond will be in attendance.

NEXT MEETING

7-2-20 at 11:00 by Zoom due to COVID19

Respectfully submitted,

Lynda Bond, Secretary